

Date: / /2017

PROVISIONAL ALLOTMENT LETTER

To,
Mr _____

PAN NO _____

Dear Sir,

Subject: Provisional Allotment of Flat No. _____ admeasuring _____sqmetres on _____floor, in Bldg No. _____ in the Project also known as KHATRI GRANDE, situated at Ramnagar, Shirgaon, Badlapur (E)-421503.

Area: _____

Flat No: _____

Total Values: _____

1. With reference to your provisional Allotment of the said flat and upon you handing over to us the cheque of Rs _____ Cheque No _____ dated _____, drawn on _____ Bank towards the initial deposit amount we acknowledge the receipt of the same.
2. It is agreed and understood that the allotment of the said flat is only provisional.
3. You have also agreed and confirmed that you shall execute a written agreement for sale in respect of the said flat, subject to making 10 percent of the total value of the said flat or as and when called to you for executing the agreement, whichever is earlier.
4. You are aware that we are entitled to develop and construct a residential Cum commercial complex as per the prevailing D C Regulation of kulgaon Badlapur Municipal Council (KBMC) in "**KHATRI GRANDE**" situated at- Ramnagar, Shirgaon, Badlapur (E).
5. We also explained to you the phase wise development of the said property as and when permission would be available to us. We have also explained to you that the layout of the said property is subject to amendment and changes at our sole discretion and subject to final approval from concerned authorities.

6. The total consideration for the said flat is Rs _____ You hereby confirm the following schedule of the payment and will make payment accordingly in time. Time being essence of payment. In case of any failure on your part to make payment as per schedule given here in below we have a right to forfeit the amount paid by you and /or charge interest as per Real Estate (Regulation and Development) Act, 2016, up to the date of payment on amount due and shall be entitled to terminate the allotment of flat without giving any notice to you.

Sr.	Particular's	Per	Amount
1.	On Booking or on Execution of Agreement	10%	_____/ -
2.	On Completion of Plinth Or After Agreement	20%	_____/ -
3.	On Commencement of 2nd slab	14%	_____/ -
4.	On Commencement of 4th slab	14%	_____/ -
5.	On Commencement of 6th slab	14%	_____/ -
6.	On Commencement of 8th slab	14%	_____/ -
7.	On Commencement of Brick Work & Plaster	6%	_____/ -
8.	On Commencement of Flooring	6%	_____/ -
9.	On Provisional Possession	2%	_____/ -
	Total Consideration	100%	_____/ -

7. You have agreed and confirmed that you shall not create any third party right on the said flat, nor shall you be entitled to sell the flat on or before 12 months from the date of execution of Sale Agreement and final clearance of all of our payments.
8. You have inspected the approved plans and title documents of the land, however we are entitled to modify the plans as required by **kulgaon Badlapur Municipal Council**.
9. You also confirm that until the agreement is executed, you shall not have any right, title, interest in respect of the said flat and amount paid shall remain with us as a non-interest bearing deposit.
10. You hereby also agree and confirm that Deposit of Rs. **24000/-** is payable over and above the cost of the flat, towards maintenance charges for 12 months which shall be paid by you at the time of possession plus GST applicable at the time of possession, the maintenance will be applicable from the date of intimation of possession from the promoter.
11. You have agreed and confirmed that _____ is payable by you over and above the cost of the said Flat towards betterment development charges, legal fees etc. which shall be paid as and when demand is made by us on that behalf and the said amount is non - refundable and is payable prior to registration of the Agreement for Sale.
12. We shall have full right and absolute authority and shall be entitled to at any time hereafter to change alter and amend the layout, plans, designs, elevation etc. of KHATRI GRANDE and you shall not have any objections in this regard.
13. The transaction covered by this agreement is understood to be a sale liable under the Goods and Services Tax as per the existing regulations. The GST or any other tax that is liable to be paid or may become liable to be paid in future under any statute Central to State shall be payable by the purchasers.

14. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.
15. The carpet area shall include the door jams and RCC columns offset, however the actual carpet area on site shall differ coz of skirting, POP, Tiling, Plaster and you shall not object to such difference or be entitled to any remuneration for such difference in carpet area.

For

AASHIYANA BUILDERS AND DEVELOPERS

I/We agree and confirm the same

Authorised Signatory
